

438
87-28-A
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 415-A to permit three recreational vehicles (boats) to be stored on the lot in lieu of the permitted one vehicle.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
We own three boats, this being waterfront property it would be appropriate to have them in the water. It is impractical to have them in the water at all times. It would be impractical to have to rent a place to store them in the off season.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

Legal Owner(s):
Richard Murray
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Name _____
Address _____
Phone No. _____

MAP NE 9 J
HC
E.D. 11
DATE 8-26-86
200
1000
DP
N 32,235
E 59,120

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day

of June, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of August, 1986, at 11:00 o'clock.

By Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

87-28-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of June, 1986.

Arnold Jablon
Zoning Commissioner

Petitioner Richard Murray, et ux
Petitioner's Attorney
Received by: James F. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 7, 1986

Mr. & Mrs. Richard Murray
5835 Loreley Beach Road
White Marsh, Maryland 21162

RE: Petition for Zoning Variance
S/S Loreley Beach Road,
2180' E of Stevens Road
11th Election District
Case No. 87-28-A

Dear Mr. & Mrs. Murray:

Please be advised that your request for a zoning variance in the above referenced case has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

Mr. Stoney Fraley
Maryland State Department of Planning
301 W. Preston Street
Baltimore, Maryland 21201

RECEIVED FOR FILING
DATE 8/6/86
BY Letta O. Williams
ADMINISTRATIVE ASSISTANT

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of August, 1986, that the herein request for a zoning variance to permit three recreational vehicles to be stored on the above referenced lot, in accordance with the plan submitted, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1) The land recreational vehicle may be stored in accordance with Section 415.1.A. of the BCZR so long as the two boats are stored in the area indicated on the plan submitted.
- 2) Compliance with the Chesapeake Bay Critical Area requirements stipulated in the July 16, 1986 inter-office memorandum from Norman Gerber, Director of Planning and Zoning.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR ZONING VARIANCE
11th Election District
Case No. 87-28-A

LOCATION: South Side of Loreley Beach Road, 2180 feet East of Stevens Road (5835 Loreley Beach Road)

DATE AND TIME: Tuesday, August 5, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit three recreational vehicles (boats) to be stored on a lot in lieu of the permitted one vehicle

Being the property of Richard Murray, et ux, as shown on plat plan filed with the Zoning Office.

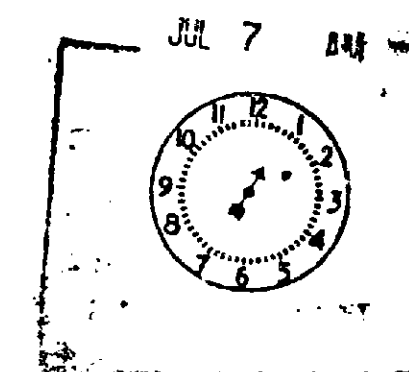
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
S/S of Loreley Beach Rd.,
2180' E of Stevens Rd.
(5835 Loreley Beach Rd.)
11th District
RICHARD MURRAY, et ux,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-28-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Richard Murray, 5835 Loreley Beach Rd., White Marsh, MD 21162, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

OFFICE COPY

RECEIVED FOR FILING
DATE 8/6/86
BY Letta O. Williams
ADMINISTRATIVE ASSISTANT



ARNOLD JABLON
ZONING COMMISSIONER

July 29, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Richard Murray
Mrs. Minnie L. Murray
5835 Loreley Beach Road
White Marsh, Maryland 21162

RE: PETITION FOR ZONING VARIANCE
S/S of Loreley Beach Rd., 2180' E of
Stevens Rd. (5835 Loreley Beach Rd.)
11th Election District
Richard Murray, et ux - Petitioners
Case No. 87-28-A

Dear Mr. and Mrs. Murray:

This is to advise you that \$51.40 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021812

DATE: 8/5/86 ACCOUNT: 2-01-012-000

SIGN & POST RETURNED

AMOUNT: \$ 51.40

RECEIVED FROM: Mr. Richard Murray, et ux, 5835 Loreley Beach Rd., White Marsh, Md. 21162

ADVERTISING & POSTING RE CASE NO. 87-28-A

FOR: 6 86718*****14301 30001

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1124 Date of Posting: 7/11/86

Posted for: Variance

Petitioner: Richard Murray, et ux

Location of property: S/S Loreley Beach Rd., 2180' E of Stevens Rd.
5835 Loreley Beach Rd.

Location of Sign: Loreley Beach Rd., 2180' E of Stevens Rd.
5835 Loreley Beach Rd.

Remarks: Petitioners et ux

Posted by: [Signature] Date of return: 7/11/86

Number of Signs: 1

Petition for Zoning Variance

11th Election District
Case No. 87-28-A
LOCATION: South Side of Loreley Beach Road, 2180 feet East of Stevens Road (5835 Loreley Beach Road).
DATE & TIME: Tuesday, August 5, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing. Petition for Zoning Variance to permit three recreational vehicles (boats) to be stored on a lot in line of the permitted use vehicle.
Being the property of Richard Murray, et ux, it is shown on plat plan filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing, set at five or made at the hearing.
By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., July 17, 1986

This is to Certify, That the annexed

Petition By L 85763

was inserted in the Times, a newspaper printed and published in Baltimore County, once in each of

one successive

weeks before the 17th day of

July, 1986

Joe [Signature] Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 17, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 17, 1986

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE
11th Election District
Case No. 87-28-A
LOCATION: South Side of Loreley Beach Road, 2180 feet East of Stevens Road (5835 Loreley Beach Road).
DATE & TIME: Tuesday, August 5, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing. Petition for Zoning Variance to permit three recreational vehicles (boats) to be stored on a lot in line of the permitted use vehicle.
Being the property of Richard Murray, et ux, it is shown on plat plan filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing, set at five or made at the hearing.
By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County
2132 July 17

Mr. Richard Murray
Mrs. Minnie L. Murray
5835 Loreley Beach Road
White Marsh, Maryland 21162

June 27, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S of Loreley Beach Rd., 2180' E of
Stevens Rd. (5835 Loreley Beach Rd.)
11th Election District
Richard Murray, et ux - Petitioners
Case No. 87-28-A

TIME: 11:00 a.m.
DATE: Tuesday, August 5, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021643

DATE: 8/23/86 ACCOUNT: 01-615

AMOUNT: \$ 35.00

RECEIVED FROM: RICHARD MURRAY

FOR: FILING FEE FOR VARIANCE 11th & 43rd

8 86718*****14301 30001

VALIDATION OR SIGNATURE OF CASHIER

PETITIONER'S EXHIBIT 2

We the undersigned members of the Bowerman Loreley Beach Community Association are in favor of Mr & Mrs Murray of 5835 Loreley Beach Road being granted an exception to Article 415-A of Baltimore County Zoning Code, and allowing them to have 3 recreational vehicles stored on their property.

NAME
June R. [Signature]

Arnold M. Kress [Signature]

Christopher J. [Signature]

Tony Walsh

Frank Wallis
Ed [Signature]
Ann [Signature]
Alex A. [Signature]
Theodore K. [Signature]

Address

President Bowerman
Loreley Beach Community Assn.
5835 Loreley Beach Rd.
White Marsh, Md. 21162

Vice President
11218 Loreley Beach Rd.
White Marsh, Md. 21162

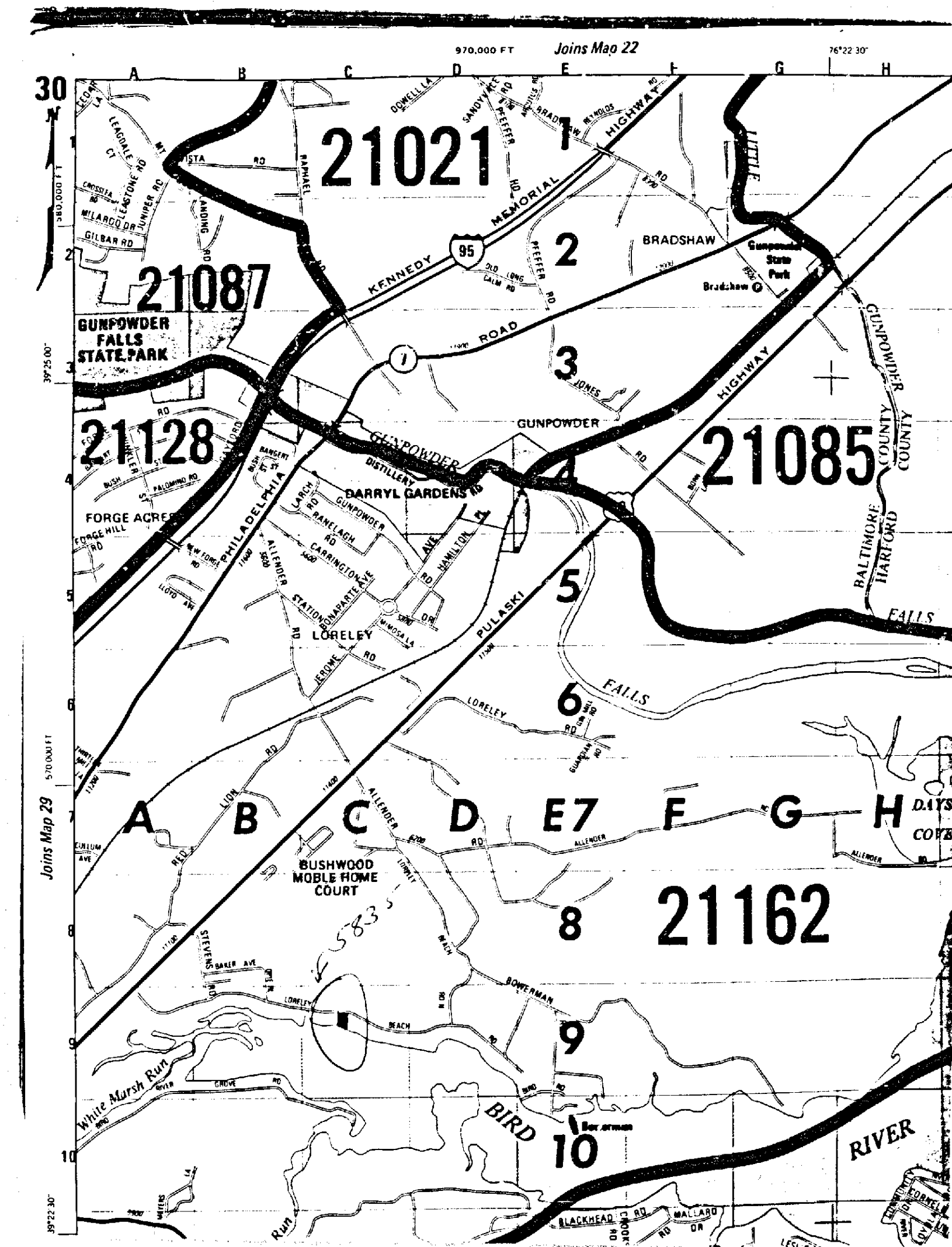
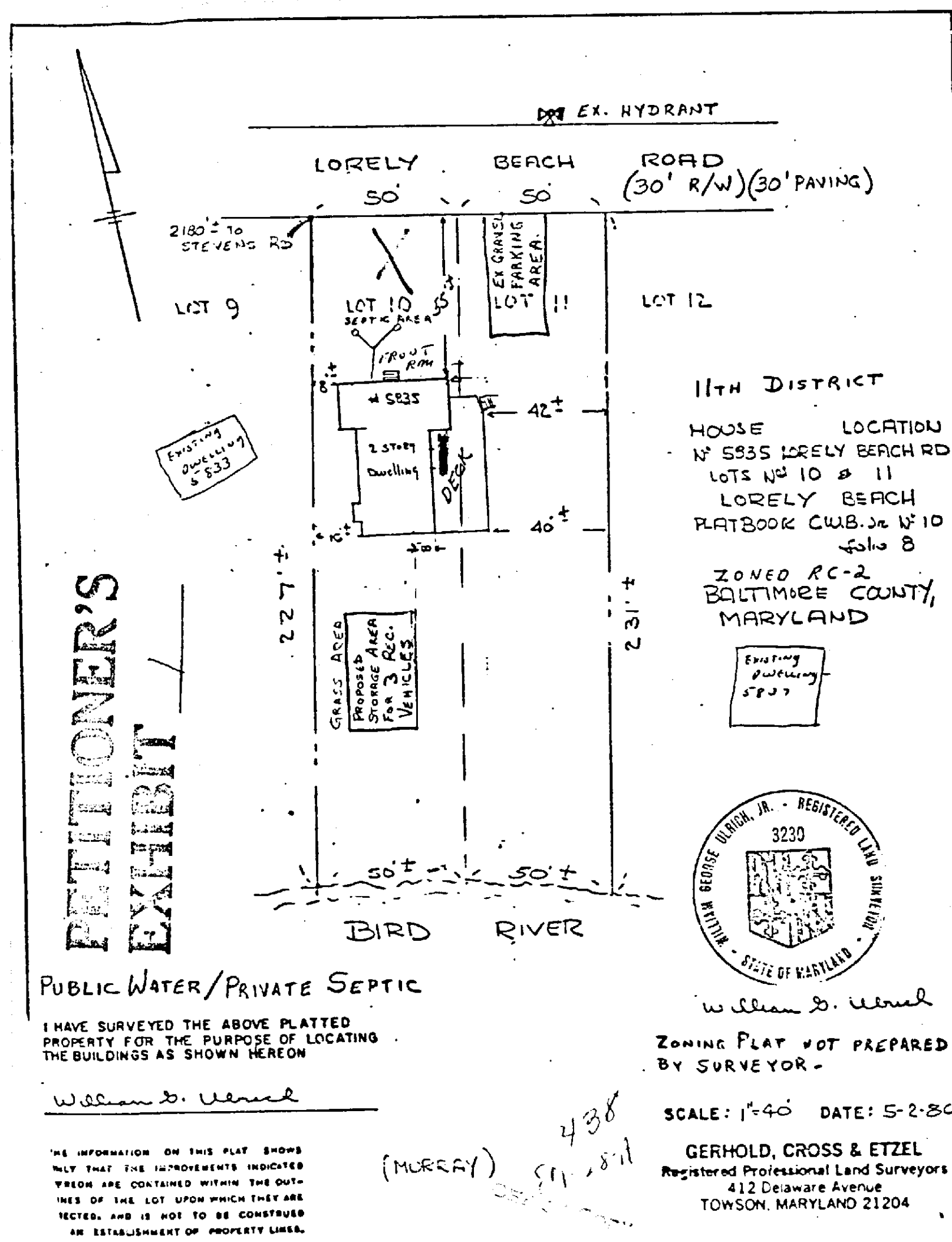
Secretary of Association
6011 Loreley Beach Rd.
White Marsh, Md. 21162

6031 Loreley Beach Rd.
White Marsh, Md.

6047 Loreley Beach Rd.
White Marsh, Md. 21162

6041 Loreley Beach Rd.
White Marsh, Md.

11021 Bowerman Rd.
6029 Loreley Beach Rd.
White Marsh, Md.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner Date: July 18, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-28-A, No. 87-28-A, 87-36-A, and 87-31-A

Please consider the Chesapeake Bay Critical Area Findings (See memo from Gerber to Jablon dated July 16, 1986) to be this office's comments.

Norman E. Gerber, AICP
Director

NEG:JCH:slm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
Zoning Commissioner
TO: _____
FROM: NORMAN E. GERBER, AICP
Director of Planning & Zoning

Date: July 16, 1986

SUBJECT: Chesapeake Bay Critical Area Findings - Robert J. Romacka, Jr., et al (87-30-A, Item 444); Donald G. Norris, et al (87-31-A, Item 424); William M. Frkna, et al (87-27-A, Item 437); Richard Murray, et ux (87-28-A, Item 438)

It has been determined that all of the above-referenced petitions are consistent with the requirements of the Chesapeake Bay Critical Area Statute, provided that the number of major and minor deciduous and conifer trees, which existed before construction or the filing of a petition, are maintained.

Runoff from impervious surfaces resulting from new construction should be infiltrated into the ground by spreading over lawn and wooded areas, to the extent practical.

NEG:PJS:vh

Norman E. Gerber, AICP

CC: Jean Jung
Deputy Zoning Commissioner

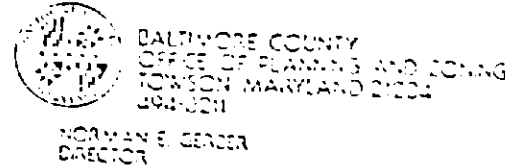
People's Counsel

J. G. Hoswell, Planner
Office of the Director

David Fields, Acting Chief
Current Planning & Development

Tim Dugan
Special Asst. to the Director

Andrea Van Arsdale
Coastal Zone Planner, OFZ



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

July 11, 1986

(CRITICAL AREA)

Re: Zoning Advisory Meeting of June 3, 1986

Property Owner: Richard Murray, et ux (Critical Area)

Location: S/S Loreley Beach Rd.

2180 E. OF STEVENS RD.

(5835 LORELEY BEACH RD.)

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking development is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-59 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The Amended Development Plan was approved by the Planning Board on _____.
- () The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area constrained by a "D" level intersection as defined by Bill 173-79, and as conditions change the intersection may become more limited. The Traffic Services Areas Sectional comments: _____.

THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

CC: James Hoswell

James A. Dwyer
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 9, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 438 Zoning Advisory Committee Meeting are as follows:

Property Owner: Richard Murray, et ux (Critical Area)
Location: S/S Loreley Beach Road, 2180 feet E of Stevens Road
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

- (1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.G. #117-1 - 1980) and other applicable Codes and Standards.
- (2) A building and other miscellaneous permits shall be required before the start of any construction.
- (3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are required on plans and technical data.
- (4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (5) All Use Groups except Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Sub Single Family Detached Dwellings require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1007, Section 1006.2 and Table 1007. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- (7) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (8) When filing for a required Change of Use/Grouping Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____.
- (9) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

James A. Dwyer
Chief, Building Plans Bureau

L/23/86

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer
FROM: Jeffrey W. Long
SUBJECT: Item No. 438
Petitioner: Murray

Date: June 10, 1986

Please be advised that the above subject petition is an active violation case, 86-295-CV. When this matter is scheduled for a public hearing please notify:

Duane Frantz, President
Bowerman Loreley Beach C.A.
5839 Loreley Beach Road
White Marsh, Maryland 21162

JWL/JHT/ljs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 17, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. Richard Murray
5835 Loreley Beach
White Marsh, Maryland 21162

RE: Item No. 438 - Case No. 87-28-A
Petitioner: Richard Murray, et ux
Petition for Zoning Variance

Dear Mr. Murray:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204



PAUL H. REINCKE
CHIEF

June 3, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Richard Murray, et ux *

Location: S/S Loreley Beach Rd., 2180 ft. E of Stevens Rd.

Item No.: 438

Zoning Agenda: Meeting of June 3, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and
Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

*CRITICAL AREA

SPECIAL JOE FOR CONSTRUCTION IN TIDAL & RIVERINE AREAS

BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984

EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

438
87-28-A
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 415-A to permit three recreational vehicles (boats) to be stored on the lot in lieu of the permitted one vehicle.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
We own three boats, this being waterfront property it would be appropriate to have them in the water. It is impractical to have them in the water at all times. It would be impractical to have to rent a place to store them in the off season.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

Legal Owner(s):
Richard Murray
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Name _____
Address _____
City and State _____
Phone No. _____

MAP NE 9 J
HC
E.D. 11
DATE 8-26-86
200
1000
DP
N 32,235
E 59,120

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day

of June, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of August, 1986, at 11:00 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

87-28-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of June, 1986.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner Richard Murray, et ux
Petitioner's Attorney
Received by: James F. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 7, 1986

Mr. & Mrs. Richard Murray
5835 Loreley Beach Road
White Marsh, Maryland 21162

RE: Petition for Zoning Variance
S/S Loreley Beach Road,
2180' E of Stevens Road
11th Election District
Case No. 87-28-A

Dear Mr. & Mrs. Murray:

Please be advised that your request for a zoning variance in the above referenced case has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

Mr. Stoney Fraley
Maryland State Department of Planning
301 W. Preston Street
Baltimore, Maryland 21201

RECEIVED FOR FILING
DATE 8/6/86
BY *Letta O. Williams*
ADMINISTRATIVE ASSISTANT

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of August, 1986, that the herein request for a zoning variance to permit three recreational vehicles to be stored on the above referenced lot, in accordance with the plan submitted, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1) The land recreational vehicle may be stored in accordance with Section 415.1.A. of the BCZR so long as the two boats are stored in the area indicated on the plan submitted.
- 2) Compliance with the Chesapeake Bay Critical Area requirements stipulated in the July 16, 1986 inter-office memorandum from Norman Gerber, Director of Planning and Zoning.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR ZONING VARIANCE
11th Election District
Case No. 87-28-A

LOCATION: South Side of Loreley Beach Road, 2180 feet East of Stevens Road (5835 Loreley Beach Road)

DATE AND TIME: Tuesday, August 5, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit three recreational vehicles (boats) to be stored on a lot in lieu of the permitted one vehicle

Being the property of Richard Murray, et ux, as shown on plat plan filed with the Zoning Office.

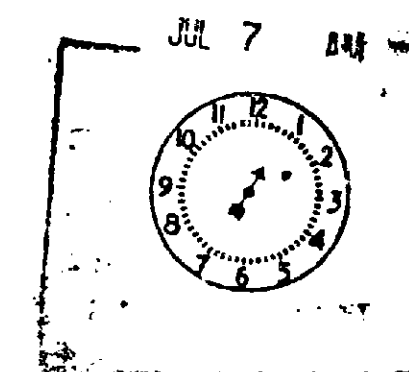
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
S/S of Loreley Beach Rd.,
2180' E of Stevens Rd.
(5835 Loreley Beach Rd.)
11th District
RICHARD MURRAY, et ux,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-28-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Richard Murray, 5835 Loreley Beach Rd., White Marsh, MD 21162, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

OFFICE COPY

RECEIVED FOR FILING
DATE 8/6/86
BY *Letta O. Williams*
ADMINISTRATIVE ASSISTANT



ARNOLD JABLON
ZONING COMMISSIONER

July 29, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Richard Murray
Mrs. Minnie L. Murray
5835 Loreley Beach Road
White Marsh, Maryland 21162

RE: PETITION FOR ZONING VARIANCE
S/S of Loreley Beach Rd., 2180' E of
Stevens Rd. (5835 Loreley Beach Rd.)
11th Election District
Richard Murray, et ux - Petitioners
Case No. 87-28-A

Dear Mr. and Mrs. Murray:

This is to advise you that \$51.40 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021812

DATE: 8/5/86 ACCOUNT: 2-01-012-000

SIGN & POST RETURNED

AMOUNT: \$ 51.40

RECEIVED FROM: Mr. Richard Murray, et ux, 5835 Loreley Beach Rd., White Marsh, Md. 21162

ADVERTISING & POSTING RE CASE NO. 87-28-A

FOR: 6 86718*****14301 30001

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1124 Date of Posting: 7/11/86

Posted for: Variance

Petitioner: Richard Murray, et ux

Location of property: S/S Loreley Beach Rd., 2180' E of Stevens Rd.
5835 Loreley Beach Rd.

Location of Sign: Loreley Beach Rd., 2180' E of Stevens Rd.
5835 Loreley Beach Rd.

Remarks: Richard Murray, et ux

Posted by: [Signature] Date of return: 7/11/86

Number of Signs: 1

Petition for Zoning Variance
11th Election District
Case No. 87-28-A

LOCATION: South Side of Loreley Beach Road, 2180 feet East of Stevens Road (5835 Loreley Beach Road).

DATE & TIME: Tuesday, August 5, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing. Petition for Zoning Variance to permit three recreational vehicles (boats) to be stored on a lot in line of the permitted use vehicle.

Being the property of Richard Murray, et ux, it is shown on plat plan filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing, set at five or made at the hearing.

By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., July 17, 1986

This is to Certify, That the annexed

Petition By L 85763

was inserted in the Times, a newspaper printed and published in Baltimore County, once in each of

one successive weeks before the

17th day of July, 1986

Joe Purn Publisher

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021643

DATE: 8/23/86 ACCOUNT: 01-615

AMOUNT: \$ 35.00

RECEIVED FROM: RICHARD MURRAY

FOR: FILING FEE FOR VARIANCE 11th & 43rd

VALIDATION OR SIGNATURE OF CASHIER

Aug 5, 1986

I have no objection to Mr. Murray obtaining an exception to permit parking, which would allow him to keep three recreation vehicles stored on his property.

11th Election District
adjoining property
5835 Loreley Beach
White Marsh, Md.

PETITIONER'S EXHIBIT 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 17, 1986.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 17, 1986.

THE JEFFERSONIAN,
Susan Linder Objects
Publisher
Cost of Advertising

24.75

Mr. Richard Murray
Mrs. Minnie L. Murray
5835 Loreley Beach Road
White Marsh, Maryland 21162

June 27, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S of Loreley Beach Rd., 2180' E of
Stevens Rd. (5835 Loreley Beach Rd.)
11th Election District
Richard Murray, et ux - Petitioners
Case No. 87-28-A

TIME: 11:00 a.m.

DATE: Tuesday, August 5, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

We the undersigned members of the Bowerman Loreley Beach Community Association are in favor of Mr & Mrs Murray of 5835 Loreley Beach Road being granted an exception to Article 415-A of Baltimore County Zoning Code, and allowing them to have 3 recreational vehicles stored on their property.

NAME
Susan Linder

Address
11218 Loreley Beach Rd
White Marsh, Md 21162

Christopher J. Reed

Tony Walsh

Frank Wallis
Ed Linder
Ann Johnston
Alex A. Johnston
Theodore K. Linder

PETITIONER'S EXHIBIT 1

President Bowerman
Loreley Beach Community Assn.
5835 Loreley Beach Rd
White Marsh, Md 21162

Vice President
11218 Loreley Beach Rd
White Marsh, Md 21162

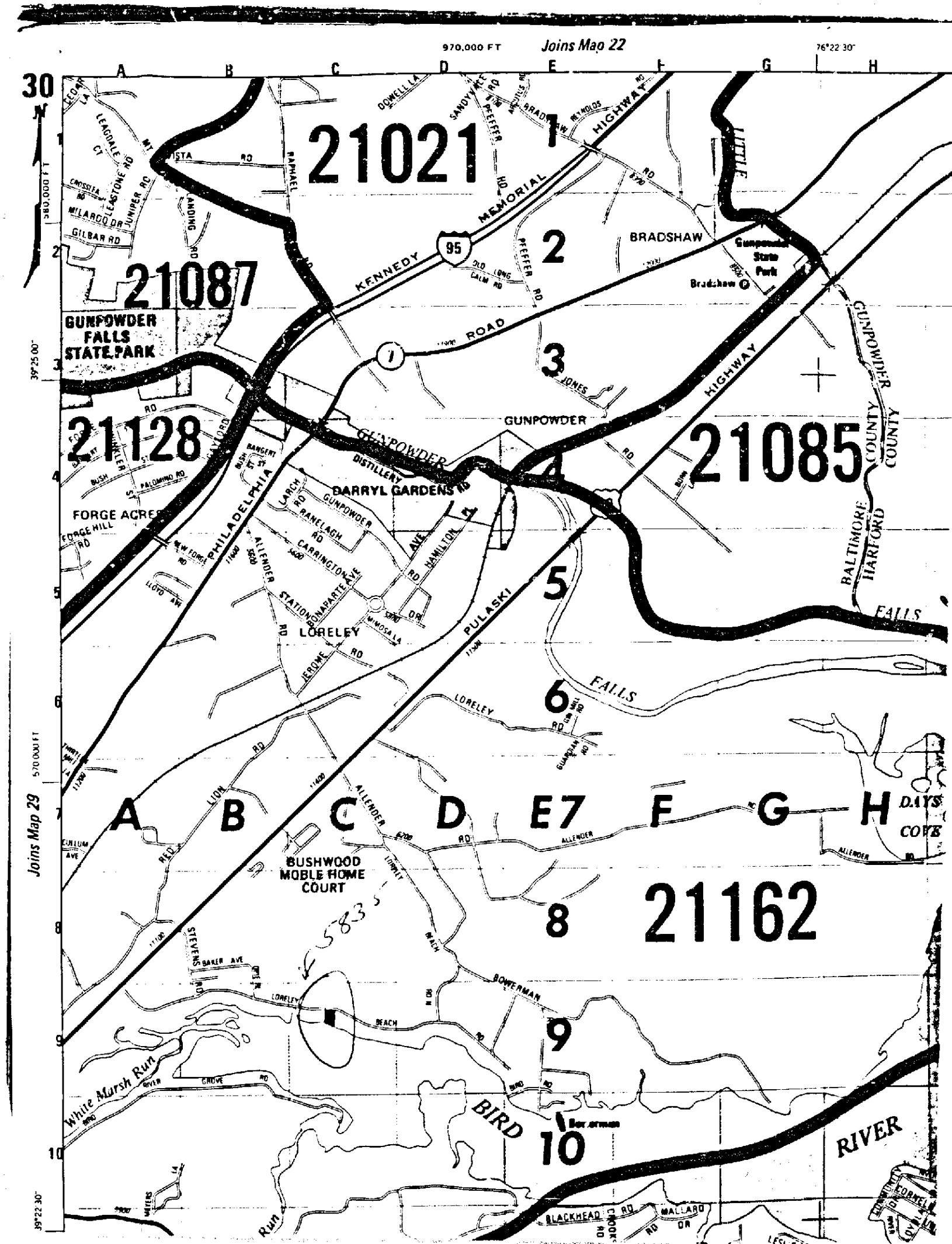
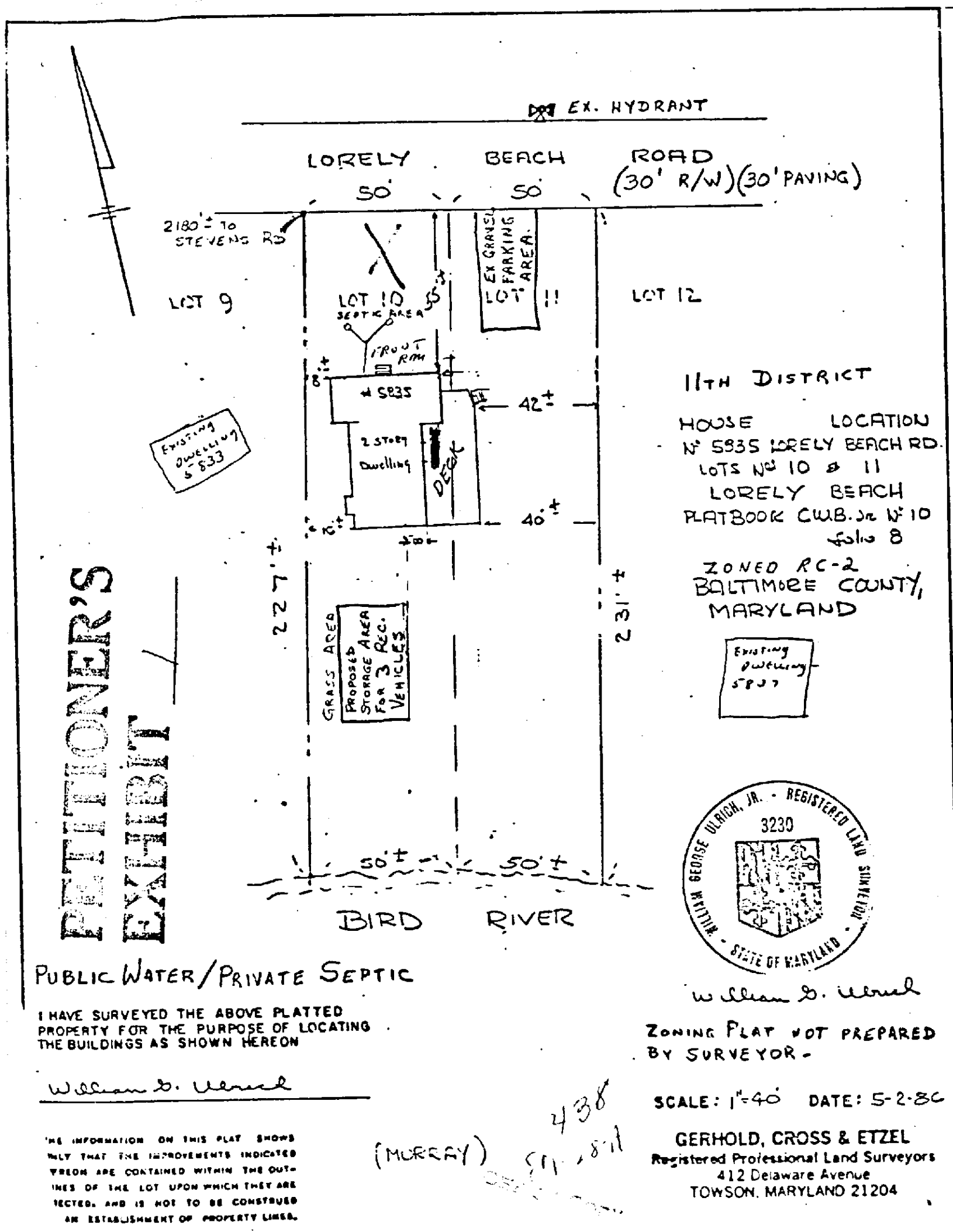
Secretary of Association
6011 Loreley Beach Rd.
White Marsh, Md 21162

6031 Loreley Beach Rd
White Marsh, Md

6047 Loreley Beach Rd
White Marsh, Md 21162

6041 Loreley Beach Rd
White Marsh, Md

11021 Bowerman Rd
6029 Loreley Beach Rd
White Marsh, Md



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner Date: July 18, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-28-A, No. 87-28-A, 87-36-A, and 87-31-A

Please consider the Chesapeake Bay Critical Area Findings (See memo from Gerber to Jablon dated July 16, 1986) to be this office's comments.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JCH:slm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
Zoning Commissioner

Date: July 16, 1986

FROM: NORMAN E. GERBER, AICP
Director of Planning & Zoning

SUBJECT: Chesapeake Bay Critical Area Findings - Robert J. Romacka, Jr., et al (87-30-A, Item 444); Donald G. Norris, et al (87-31-A, Item 424); William M. Frkna, et al (87-27-A, Item 437); Richard Murray, et ux (87-28-A, Item 438)

It has been determined that all of the above-referenced petitions are consistent with the requirements of the Chesapeake Bay Critical Area Statute, provided that the number of major and minor deciduous and conifer trees, which existed before construction or the filing of a petition, are maintained.

Runoff from impervious surfaces resulting from new construction should be infiltrated into the ground by spreading over lawn and wooded areas, to the extent practical.

MEG:PJS:vh

Norman E. Gerber
Norman E. Gerber, AICP

CC: Jean Jung
Deputy Zoning Commissioner

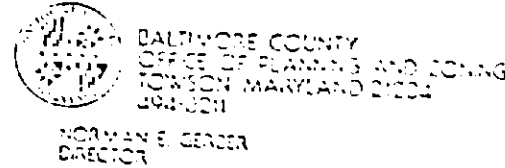
People's Counsel

J. G. Hoswell, Planner
Office of the Director

David Fields, Acting Chief
Current Planning & Development

Tim Dugan
Special Asst. to the Director

Andrea Van Arsdale
Coastal Zone Planner, OFZ



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

July 11, 1986

(CRITICAL AREA)

Re: Zoning Advisory Meeting of June 3, 1986

Property Owner: RICHARD MURRAY, et ux

Location: S/S OF LORELEY BEACH RD.

2180 E. OF STEVENS RD.

(5835 LORELEY BEACH RD.)

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking development is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-59 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The Amended Development Plan was approved by the Planning Board.
- () The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area constrained by a "B" level intersection as defined by Bill 173-79, and as conditions change the intersection may become more limited. The traffic services areas are:

THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

CC: James Hoswell

James A. Dwyer
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 9, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 438 Zoning Advisory Committee Meeting are as follows:

Property Owner: Richard Murray, et ux (Critical Area)
Location: S/S Loreley Beach Road, 2180 feet E of Stevens Road
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.G. #117-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Use Groups except Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Sub Single Family Detached Dwellings require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1007, Section 1006.2 and Table 1007. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Group/Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

James A. Dwyer
Chief, Building Plans Bureau

L/23/86

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer

Date: June 10, 1986

FROM: Jeffrey W. Long

SUBJECT: Item No. 438
Petitioner: Murray

Please be advised that the above subject petition is an active violation case, 86-295-CV. When this matter is scheduled for a public hearing please notify:

Duane Frantz, President
Bowerman Loreley Beach C.A.
5839 Loreley Beach Road
White Marsh, Maryland 21162

JWL/JHT/ljs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 17, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. Richard Murray
5835 Loreley Beach
White Marsh, Maryland 21162

RE: Item No. 438 - Case No. 87-28-A
Petitioner: Richard Murray, et ux
Petition for Zoning Variance

Dear Mr. Murray:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204



PAUL H. REINCKE
CHIEF

June 3, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Richard Murray, et ux *

Location: S/S Loreley Beach Rd., 2180 ft. E of Stevens Rd.

Item No.: 438

Zoning Agenda: Meeting of June 3, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and
Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

*CRITICAL AREA

SPECIAL JOE FOR CONSTRUCTION IN TIDAL & RIVERINE AREAS

BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984

EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985